

# LET PROPERTY PACK

## INVESTMENT INFORMATION

Clipsley Lane, Haydock,  
WA11

210288355

 [www.letproperty.co.uk](http://www.letproperty.co.uk)





## Property Description

Our latest listing is in Clipsley Lane, Haydock, WA11

Get instant cash flow of **£695** per calendar month with a **6.9%** Gross Yield for investors.

This property has a potential to rent for **£703** which would provide the investor a Gross Yield of **7.0%** if the rent was increased to market rate.

**With a tenant currently situated, a space that has been kept in good condition and a rental income that ensures fantastic returns, this property will make for a rewarding addition to an investors portfolio.**

Don't miss out on this fantastic investment opportunity...



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## Property Key Features

**2 Bedrooms**

**1 Bathroom**

**Spacious Rooms**

**Garden Ground Space**

**Factor Fees: TBC**

**Ground Rent: TBC**

**Lease Length: freehold**

**Current Rent: £695**

**Market Rent: £703**

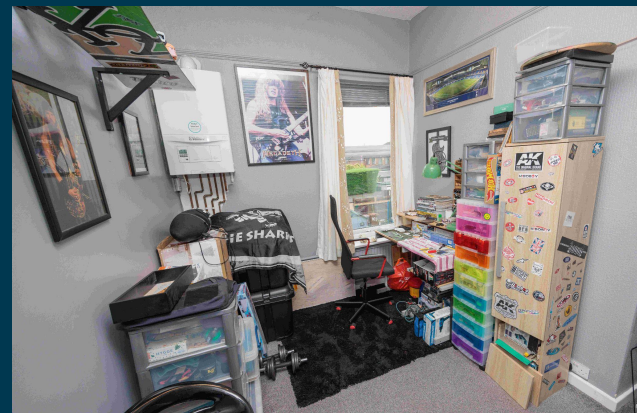
# Lounge



# Kitchen



# Bedrooms



# Bathroom



# Exterior







Figures based on assumed purchase price of £121,000.00 and borrowing of £90,750.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

## ASSUMED PURCHASE PRICE

**£ 121,000.00**

25% Deposit	<b>£30,250.00</b>
SDLT Charge	<b>£3,630</b>
Legal Fees	<b>£1,000.00</b>
<b>Total Investment</b>	<b>£34,880.00</b>

# Projected Investment Return



The monthly rent of this property is currently set at £695 per calendar month but the potential market rent is

£ 703

Returns Based on Rental Income	£695	£703
Mortgage Payments on £90,750.00 @ 5%	<b>£378.13</b>	
Est. Building Cover (Insurance)	<b>£15.00</b>	
Approx. Factor Fees	<b>TBC</b>	
Ground Rent	<b>TBC</b>	
Letting Fees	<b>£69.50</b>	<b>£70.30</b>
<b>Total Monthly Costs</b>	<b>£462.63</b>	<b>£463.43</b>
<b>Monthly Net Income</b>	<b>£232.38</b>	<b>£239.58</b>
<b>Annual Net Income</b>	<b>£2,788.50</b>	<b>£2,874.90</b>
<b>Net Return</b>	<b>7.99%</b>	<b>8.24%</b>

Our industry leading letting agency **Let Property Management** has an existing relationship with the tenant in situ and can provide advice on achieving full market rent.



# Return **Stress Test** Analysis Report



## If the tenant was to leave and you missed 2 months of rental income

Annual Net Income      **£1,468.90**  
Adjusted To

Net Return                      **4.21%**

## If Interest Rates increased by 2% (from 5% to 7%)


Annual Net Income      **£1,059.90**  
Adjusted To

Net Return                      **3.04%**

# Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £110,000.



**2 bedroom terraced house for sale**


Clipsley Lane, Haydock, WA11

NO LONGER ADVERTISED **SOLD STC**

Marketed from 28 Jul 2022 to 2 Dec 2022 (127 days) by Belvoir Sales, Haydock

**£110,000**

+ Add to report



**2 bedroom terraced house for sale**

Clipsley Lane, Haydock, St. Helens, WA11 0UD

NO LONGER ADVERTISED **SOLD STC**

Marketed from 22 Feb 2024 to 21 Jun 2024 (120 days) by Kelrick Properties, Ashton-in-Makerfield

**£89,995**

+ Add to report

# Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £700 based on the analysis carried out by our letting team at **Let Property Management**.



£700 pcm

## 2 bedroom terraced house

+ Add to report

Clipsley Lane, Haydock, St. Helens, Merseyside, WA11 0UD

NO LONGER ADVERTISED

LET AGREED

Marketed from 28 Dec 2022 to 16 Feb 2023 (50 days) by THINK Estate Agents, Haydock

Brand new Flooring | Freshly Painted | Two reception rooms | Gas central heating



£695 pcm

## 2 bedroom terraced house

+ Add to report

Clipsley Lane, St. Helens, WA11






NO LONGER ADVERTISED

Marketed from 1 Apr 2023 to 3 Apr 2023 (1 days) by OpenRent, London

# Current Tenant Profile



As this property is currently tenanted, we've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

-  Tenancy Agreement in place: **Yes**
-  Standard Tenancy Agreement In Place: **Yes**
-  Fully compliant tenancy: **Yes**  
Fully compliant tenancy including EICR & Gas Safety in order
-  Current term of tenancy: **Moved in within the last 2 years**
-  Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this  
**property investment?**

Call us on  
**0141 478 0985**

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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